

FEDERAL BUILDINGS FUND REIMBURSABLE PROGRAM

PURPOSE AND HISTORY OF THE PROGRAM

GSA furnishes its tenant agencies with space and services equivalent to those commonly offered in the commercial sector. In return, agencies are assessed a rent based on the amount of GSA-controlled space that they occupy; called the Standard Level User Charge (SLUC) for many years, agency payments are now referred to as Rent.

When requested by a tenant, GSA also provides, on a reimbursable basis, a full range of building services that are above the standard or commercially-equivalent levels provided under base rental charges. They include tenant alterations, cleaning and other operations, and protection services.

GSA recovers the cost of these services, as would a building owner in the private sector, by billing the tenant for actual amounts in addition to the base rental charge.

OBLIGATIONS BY BUDGETARY ACTIVITIES

\$(Thousands)

| <u>Fiscal Year</u> | <u>Alterations & Major Repairs</u> | <u>Real Propty Operations</u> | <u>Disposal Surplus Real Property</u> | <u>Total Obligations</u> |
|------------------------|---|-----------------------------------|---|------------------------------|
| 1975 | 34,879 | 119,063 | 6,220 | 160,162 |
| 1976 | 46,247 | 141,800 | 5,855 | 193,902 |
| Trans Qtr | 16,414 | 38,217 | 1,693 | 56,324 |
| 1977 | 45,777 | 158,381 | 6,374 | 210,532 |
| 1978 | 45,587 | 162,314 | To FPRS | 207,901 |
| 1979 | 41,762 | 176,397 | -- | 218,159 |
| 1980 | (Separate distribution by activity no longer shown) | | | 267,297 |
| 1981 | | | | 294,786 |
| 1982 | | | | 310,574 |
| 1983 | | | | 380,133 |
| 1984 | | | | 394,752 |
| 1985 | | | | 470,980 |
| 1986 | | | | 383,082 |
| 1987 | | | | 345,384 |
| 1988 | | | | 384,278 |
| 1989 | | | | |
| 1990 | | | | |
| 1991 | | | | |
| 1992 | | | | |
| 1993 | | | | |
| 1994 | | | | |
| 1995 | | | | |
| 1996 | | | | |
| 1997 | | | | |

EMPLOYMENT DATA

| <u>Fiscal Year</u> | <u>Permanent Positions</u> | <u>Avg Employment Workyears/FTE</u> | <u>Average GS Grade</u> | <u>Average GS Salary</u> | <u>Ungraded Salaries</u> |
|------------------------|--------------------------------|---|---|------------------------------|------------------------------|
| 1975 | 2,994 | 2,993 | 5.92 | \$ 12,108 | \$ 11,302 |
| 1976 | 2,994 | 3,022 | 6.22 | 12,079 | 12,437 |
| 1977 | 3,931 | 3,973 | 5.91 | 11,930 | 13,683 |
| 1978 | 4,035 | 3,934 | 5.10 | 12,006 | 14,775 |
| 1979 | 3,743 | 4,130 | 5.12 | 12,450 | 15,695 |
| 1980 | 3,698 | 3,242 | 5.36 | 13,493 | 17,010 |
| 1981 | 2,569 | 3,209 | 5.28 | 13,632 | 15,503 |
| 1982 | 1,994 | 2,319 | 5.36 | 13,813 | 15,714 |
| 1983 | 1,718 | 2,417 | (Data no longer shown in Budget Appendix) | | |
| 1984 | 1,522 | 2,436 | | | |
| 1985 | 2,373 | 2,844 | | | |
| 1986 | 1,850 | 2,217 | | | |
| 1987 | 1,850 | 1,444 | | | |
| 1988 | 518 | 557 | | | |
| 1989 | | | | | |
| 1990 | | | | | |
| 1991 | | | | | |
| 1992 | | | | | |
| 1993 | | | | | |
| 1994 | | | | | |
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| 1996 | | | | | |
| 1997 | | | | | |